

FINAL PLAT
DEL CAMINO JUNCTION BUSINESS PARK P.U.D.
A PORTION OF LOT A AMENDED RECORDED EXEMPTION No. 1313-2-3-RE730, AND
A PORTION OF LOT 1 FT. JUNCTION PUD FIRST FILING
LOCATED IN THE W 1/2 SW 1/4 SECTION 2, T2N, R68W, 6th PM
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION:

Lot A Amended Recorded Exemption No. 1313-2-3-RE730, recorded in Book 1152, Reception No. 2095052; Except Lot 1 Ft. Junction PUD First Filing, recorded at Book 1445, Reception No. 02391966; Except 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110); Located in the west one half of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado;

Together with:

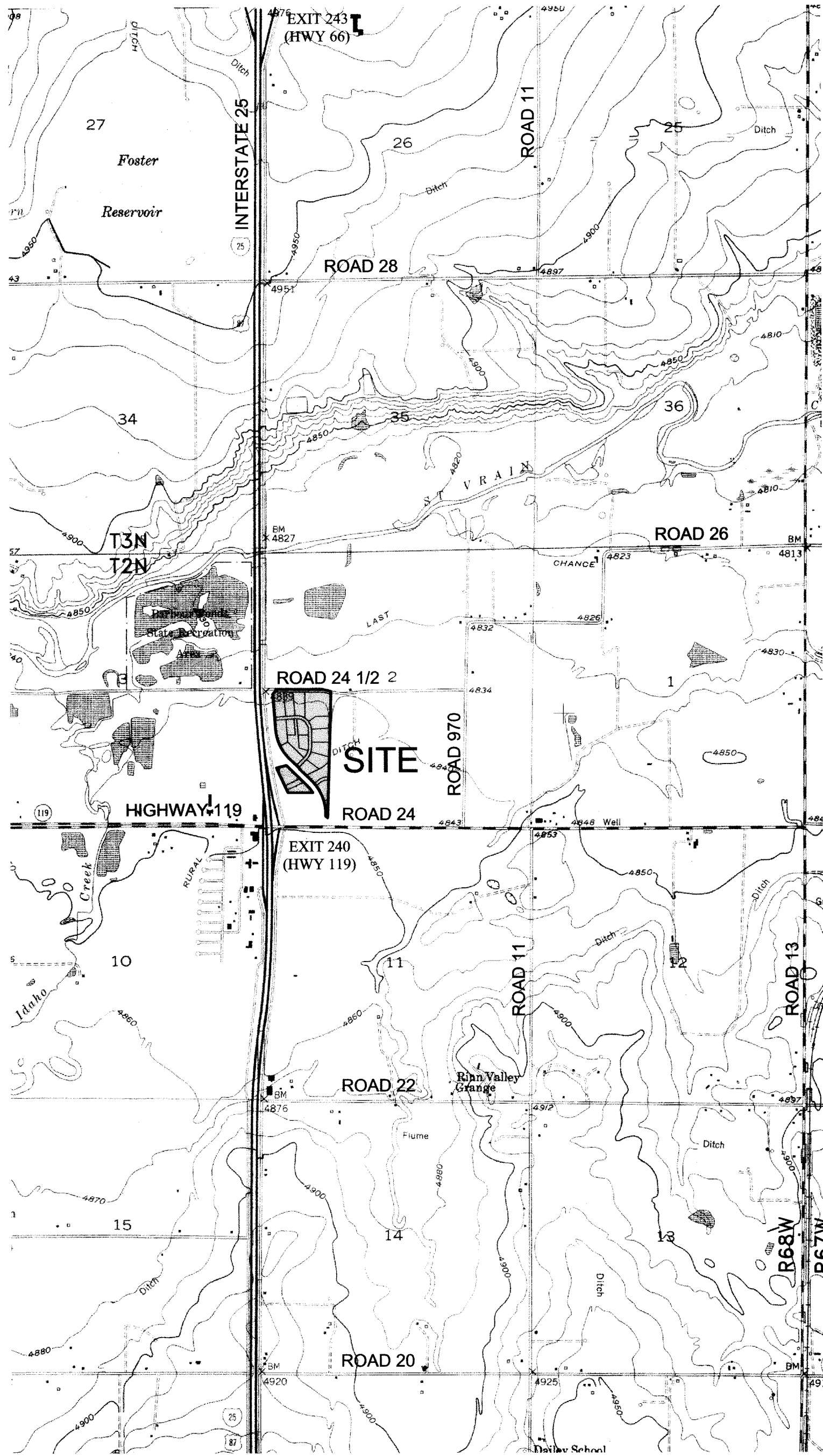
Lot 1 Ft. Junction PUD First Filing, recorded at Book 1445, Reception No. 02391966; Except 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110); Located in the west one half of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., Town of Firestone, County of Weld, State of Colorado.

Containing 43.744 acres, more or less.

Said parcel being subject to any and all easements, rights of way, variances and or agreements as of record may appear.

NOTES:

1. Basis of Bearings is the south line of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M. as monumented with a No. 5 rebar at the southwest corner of said Section 2 and an aluminum cap PLS 25614 at the south one quarter corner of said Section 2, and is assumed to bear S 89°47'20" E.
2. According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
3. GEOSURV, Inc. relied on United General Title Insurance Company, Policy No. 94464198 for the preparation of this plat. This survey and plat does not constitute a title search by this surveyor of the property shown and described hereon to determine:
 - a.) ownership of the tract of land.
 - b.) compatibility of this description with those of adjacent tracts of land.
 - c.) rights of way, easements and encumbrances of record affecting this tract of land.
4. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to 18-4-508, C.R.S.
5. Tract A and Tract B, as shown hereon, are dedicated to the Town of Firestone for drainage easements and open space.
6. These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.



VICINITY MAP
1"=2000'

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents, that Del Camino Junction Development, Inc. being the Owner of the land described separately hereon, have laid out, subdivided, and platted said land as per drawing hereon contained under the name and style of DEL CAMINO JUNCTION BUSINESS PARK P.U.D., a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado and by these presents do hereby dedicate to the Town of Firestone the streets as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities those portions of said real property which are so designated as easements as shown. It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the Subdivider or arrangements made by the Subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipally franchised utilities, other serving public entities and/or U.S. West Communications, Inc., which when constructed or installed shall remain and/or become the property of such municipally franchised utilities, other serving public entities, and/or U.S. West Communications, Inc. and shall not become the property of the Town of Firestone, Colorado.

Del Camino Junction Development, Inc.

John T. Coppom
By/Title: V.P./Secre

State of Colorado
County of Weld

The foregoing dedication was acknowledged before me this 1st day of December, 1999, by John T. Coppom

Notary Public

My Commission expires 5/26/2003

TOWN:

This is to certify that the Plat of DEL CAMINO JUNCTION BUSINESS PARK P.U.D. was approved on this 14th day of October, 1999, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

ATTEST:

Town Clerk

SURVEYOR'S CERTIFICATE:

I, E.J. Grabowski, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my personal supervision and checking. I further certify that the survey represented by this plat complies with all applicable rules, regulations, and laws of the State of Colorado, State Board of Registration of Professional Engineers and Professional Land Surveyors.

E.J. Grabowski
P.L.S. 22097

SHEET 1 OF 2

Date of Survey 10/05/98
Control File 98002
Job Number 98002

2739037 12/17/1999 09:15A JA Suki Tsukamoto
2 of 2 R 20.00 D 0.00 Weld County CO

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LEGEND:
BUILDING ENVELOPES DESIGNATED FOR STRUCTURES ONLY

SEGRIST CONSTRUCTION CO
BOOK 1309 REC NO 2261418

1/4 CORNER
SECTION 2
3 1/4" ALUM. CAP
PLS 10740

1/4 CORNER
SEC. 3/SEC 2
#4 REBAR

AREA TABULATION:

PORTION	AREA (acres)
BLOCK 1 (12 LOTS)	22.254
BLOCK 2 (5 LOTS)	8.099
BLOCK 3 (3 LOTS)	4.234
OPEN SPACE TRACTS A & B	5.269
DEDICATED ROAD 24 1/2 R.O.W.	0.740
RESERVED TRACT C	0.497
DEDICATED BUSINESS PARK CIRCLE R.O.W.	2.240
DEDICATED UNION STREET R.O.W.	0.411
TOTAL AREA	43.744

NOTE:
SITE SPECIFIC DEVELOPMENT FINAL DEVELOPMENT PLANS SHALL
BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY
DEVELOPMENT OF ANY INDIVIDUAL LOT.



Graphic Scale in Feet
1 inch = 100 feet

LINE	BEARING	LENGTH
L1	S88°37'13"E	14.81
L2	N04°38'30"W	30.00
L3	S01°22'47"W	30.00
L4	N46°17'44"W	30.00
L5	S55°21'30"W	30.00
L6	N43°42'16"E	38.07
L7	N43°42'16"E	38.07
L8	S88°37'13"E	14.81
L9	N25°54'07"W	158.62
L10	N25°54'07"W	14.55
L11	S43°22'15"W	9.83
L12	S23°08'27"E	11.43
L13	S23°08'27"E	11.43
L14	S40°18'15"W	26.08
L15	N04°38'30"W	30.00
L16	N46°17'44"W	20.67
L17	N46°35'06"W	9.37
L18	S01°22'47"W	30.00

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	717.21	2847.13	467.84	627.71 N23°03'22"W
C2	641.76	882.78	417.39	151° 627.72 S22°28'08"E
C3	179.01	756.18	133.33	501° 78.60 N39°30'48"W
C4	186.44	260.00	4105.04	182.47 S70°50'14"W
C5	425.24	260.00	3422.11	381.45 N47°27'25"E
C6	40.01	4358.35	23.00	02° 42.35 S
C7	40.01	4358.35	23.00	02° 42.35 S
C8	191.02	260.00	3744.27	187.59 N75°45'16"W
C9	98.93	260.00	1932.44	98.45 N47°04'14"W
C10	167.73	260.00	3708.15	165.40 N20°47'11"W
C11	19.97	260.00	6395.44	19.97 N07°14'41"W
C12	95.57	350.00	1548.28	96.46 N07°37'55"E
C13	100.00	350.00	1570.80	100.00 N07°37'55"E
C14	207.95	260.00	4105.04	203.50 S70°50'14"W
C15	164.92	260.00	4105.04	161.41 S70°50'14"W
C16	328.36	884.13	2116.45	326.48 N27°07'12"W
C17	327.90	882.78	2116.59	326.02 S15°16'58"E
C18	355.00	230.00	8910.58	322.94 N45°51'48"W
C19	313.88	230.00	8910.58	312.21 N45°51'48"W
C20	313.88	230.00	8910.58	312.21 N45°51'48"W
C21	152.58	260.00	3008.40	150.82 N28°37'55"E
C22	20.82	230.00	6511.13	20.81 S87°57'08"W
C23	257.13	884.13	1639.48	256.23 N06°08'54"W
C24	30.01	884.13	0156.40	30.00 N38°43'55"W
C25	717.21	884.13	0438.49	71.69 N45°58'20"W

3/2
10' 5 REBAR

SHEET 2 OF 2

Date of Survey 10/05/98
Survey File 9802
Job Number 9802

LAND SURVEYING AND MAPPING
520 STACY COURT SUITE "B"
LAFAYETTE, CO. 80026
Ph 303 666 0379 Fx 303 665 6320